

EXPANDED AGENDA

Board of Adjustment, District 1

December 21, 2011

Cochise County Service Center,

4001 E. Foothills Drive (in the former Courtroom)

Sierra Vista, Arizona

6:00 P.M. Call to Order

Roll Call (Introduce Board members, and explain quorum)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, applicant will be allowed 10 minutes; other persons will each have 5 minutes to speak and applicant can have 5 minutes for rebuttal at end, if appropriate).

Determination of Quorum

Approval of Previous Minutes

Call to the Public

NEW BUSINESS

Item 1 - Introduce Docket and advise public who the applicants are.

Public Hearing - Docket BA1-11-08 (Bays): The Applicant is requesting a Variance to Section 704.02 of the Zoning Regulations, which allows for a maximum height of 20 feet for accessory structures. The Applicant seeks to construct an accessory boat and RV storage garage, with a proposed height of 26 feet.

The subject parcel (Parcel # 105-18-010T) is located at 2055 E. Yaqui Street in Sierra Vista, AZ. The Applicant is Paul Randall Bays.

Call for PLANNING DIRECTOR'S PRESENTATION

- Declare PUBLIC HEARING OPEN
- Call for APPLICANT'S STATEMENT
- Call for COMMENT FROM OTHER PERSONS (either in favor or against)
- Call for APPLICANT'S REBUTTAL (if appropriate)
- Declare PUBLIC HEARING CLOSED
- Call for BOARD DISCUSSION (may ask questions of applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION

- ANNOUNCE ACTION TAKEN (with Findings of Fact)

Call for Planning Director's Report

ADJOURNMENT



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Director

TO: Board of Adjustment, District 1

FROM: Keith Dennis, Senior Planner
For: Michael Turisk, Planning Manager

SUBJECT: Minutes of Regular Meeting of October 28, 2011

DATE: November 8, 2011

Members Present:

Ed Cottingham, Chairman
Tom Borer, Vice Chair
Jay Sanger, Member

Staff Present:

Keith Dennis, Senior Planner

Others Present:

Ray Giannini, Applicant (BA1-11-06)
Fred Slawson, Applicant (BA1-11-07)

These minutes for the BA1 meeting held on October 28, 2011 are complete only when accompanied by the memoranda for said meeting dated October 26, 2011.

Call to Order/Roll Call

Chairman Cottingham called the meeting to order at 6:00 p.m. at the Cochise County Service Center Conference Room in Sierra Vista. Mr. Cottingham followed by noting that all members of the Board were present, establishing that the Board had a Quorum and could proceed.

Chairman Cottingham asked for a motion to approve the minutes of September 28, 2011 regular meeting. Vice-Chairman Borer made a motion to approve the minutes as written, and Mr. Sanger seconded the motion. Vote was 2 - 0 to approve the minutes of September 28, 2011 meeting; Mr. Cottingham did not attend the September meeting and abstained from the vote.

Mr. Cottingham then called for disclosures from members of the board. Seeing none, he called for the staff report for Docket BA1-11-06.

NEW BUSINESS

Docket BA1-11-06 (Pearson): The Applicant is requesting a Variance to Section 1908.03 of the Zoning Regulations, which allows for a maximum of 80 square feet for Identification Signs. The Applicant seeks to legitimize the existing sign for the Family Dollar Store on Highway 92, which is 138 square feet.

The subject parcel (Parcel # 107-66-071) is located at 4155 S. Highway 92, in Sierra Vista, AZ. It is further described as being situated in Section 30 of Township 22, Range 21 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Ray Giannini of Pearson Signs.

Mr. Dennis delivered the staff report on the Docket, explained the parcel history and staff concerns regarding the request. Concerns stated by staff included those related to the color scheme of the light fixture under discussion, the color of the building behind the wall sign, and the light trespass issue related to these facts. At 150% of the allowable size for a wall-mounted sign, the concern was that the number of lamps enclosed within the sign – and the resulting light output – would automatically be greater.

Mr. Dennis then explained the factors in favor of approval, which included the observation that the sign as it existed may not be considered out of character with those in the vicinity along the Highway. As factors against approval, staff explained the history of signage on the property and the fact that the previous sign was installed at a size larger than what was permitted, and larger than that allowed by the regulations; the current sign, built without a permit, was larger than the previous sign and was approximately 150% of the allowable size. Possible light pollution code violations could result if the sign were allowed to continue. Additionally, a factor against approval was the idea of setting a precedent with regard to signage along this corridor. Although staff and the Board understood that Variance requests were heard on a case by case basis, the public and business community may see a favorable ruling as precedent setting.

Mr. Dennis concluded the staff presentation with a recommendation of denial, based on the factors against approval.

Mr. Cottingham invited the Board to question staff. Mr. Borer indicated that his questions were answered by the staff presentation; Mr. Sanger asked staff to clarify that the size of the existing sign was one-and-a-half times the size allowed by the Zoning Regulations.

The Chairman then invited the Applicant, Mr. Ray Giannini, for his testimony.

Mr. Giannini of Pearson Signs explained that the original sign was permitted at 80 square feet, and it was unclear as to how a larger sign was installed, and how this fact passed unobserved by County inspectors.

Mr. Giannini then explained that he had tried to obtain a permit by mailing in an application along with the fee earlier in the summer. Having heard no response, he proceeded to install the sign. He accepted responsibility for not following through on the permit process, and asked that the Board grant the Variance as requested, which would allow the sign to remain in place.

Mr. Borer clarified that the issue of possible light trespass was not strictly pertinent to the Docket in question. He then stated that, light pollution concerns aside, the Applicant was aware of the regulations limiting the size of the sign, or should have been, and that he should have obtained a permit first so as to be completely aware of the parameters allowed for the sign. The Applicant agreed.

Mr. Borer then stated that based on staff's analysis, with which he concurred, and based on the Applicant's testimony, intended to vote against granting the Variance.

Mr. Giannini explained that he is a lead project manager for Pearson Signs, which has been in business for over 70 years. He explained that over the summer he was working on sign upgrades

for Family Dollar Stores statewide, and that this one, admittedly, "got away from [him]." He reiterated that the previous sign had been allowed, and hoped that, since the previous sign installer "got away with it," he hoped that he could as well. He further explained that he provided a graphic representation of the existing vs. proposed sign to County staff, and received no response. He indicated that he had provided what he understood to be a complete permit package in June of 2011 which did not include a square footage calculation. He said that he calculated the square footage of the sign more recently at the request of the planner assigned to the Docket. He re-iterated that he hoped the Board would forgive the error and allow the sign to remain.

Mr. Cottingham then called for a motion. Mr. Borer made the motion to deny the Variance based on the factors against approval. Mr. Sanger seconded. Mr. Dennis suggested that the sample motion was provided in the affirmative, and suggested that the Board follow this protocol. The Board unanimously decided that the motion to deny was adequate as stated. Mr. Cottingham asked that, if the Board denied the request, if the Applicant would be able to install the previous 116 square foot sign. Mr. Dennis replied by stating that such a plan would have to be heard by the Board as a new Variance request. Mr. Cottingham then asked Mr. Borer to amend his motion to allow a 116 square foot sign to be installed. He indicated that there were actually "two sins" under discussion: the first being the error on the part of County inspectors to ensure that the previous sign was installed according to regulations; the second was the Applicant's installment of the 138 square foot sign without obtaining a Variance and/or permit. Mr. Cottingham suggested that the County's failure to hold the previous sign to the standard in the regulations should not mean that the Applicant should have to return to the Board with a new Variance request.

Mr. Borer then amended his motion to deny the request to allow the existing 138 square foot sign to remain, but to allow the previous 116 square foot sign to be re-installed. Mr. Sanger restated the substance of the amended motion for clarity, and the motion passed 3 - 0.

Mr. Cottingham informed the Applicant of his right to appeal, and Mr. Dennis informed the Board that he would verify with the County attorney that the Board's action was permissible, and that, should the attorney respond favorably, the Variance would stand as granted.

Mr. Cottingham then called for the next Docket.

Docket BA1-11-07 (Slawson): The Applicant seeks to establish a retail card and game shop along Fry Blvd in Sierra Vista, and is requesting the following Variances to site development standards per the Cochise County Zoning Regulations:

Section 1203.03 (site coverage); 1804.06.F.3 (driveway width); 1806 (landscaping); 1804.05 (required parking - 18 required, proposes 5); 1908.03.A.1(a) (Maximum number of free-standing signs); 1203.02 and 1803 (setbacks); and 1807.02.B.1 (access within 200 feet of an arterial road intersection).

The subject parcel (Parcel # 106-70-111) is located at 689 E. Fry Blvd in Sierra Vista, AZ. It is further described as being situated in Section 34 of Township 21, Range 20 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Fred Slawson of Orbital Games Café.

Mr. Dennis presented the staff report for this Docket. He explained the history of the parcel and buildings and uses that have taken place on the property over a period of over 40 years. He explained the Variances under discussion, and passed to the Board comments received late from

the City of Sierra Vista concerning the parking space Variance. In the comments emailed by City staff to County staff, it was suggested that the Variance to allow 5 parking spaces instead of the required 18 may prove problematic for the neighborhood. In order to reduce possible overflow parking on nearby streets, it was suggested that a space-sharing agreement take place between the use and neighboring parcels.

Mr. Dennis explained the factors for the requested Variance package; there were no identifiable factors against approval. Staff then offered a recommendation of conditional approval, the condition reading as follows:

1. The Variances granted for Docket BA1-11-07 shall apply to the entire parcel (106-70-111), and all the structures and uses thereon, for all current and future uses, so long as such uses are classified as principal permitted uses in a General Business Zoning District.

He explained how this condition would operate on the parcel henceforth, should the Board impose the condition. Mr. Cottingham commended staff for recommending a condition that would "impose some common sense" on the parcel and attendant uses, eliminating the need for Variance requests concerning this parcel in the future.

Mr. Sanger asked the Applicant what his estimate was for parking needs. Looking at the site plan, Board members Sanger and Borer discussed parking space aisle width and parking adequacy on the property. The Applicant, Fred Slawson, explained that his customers would primarily use the site in the evening hours, and that the property immediately North was under the same ownership as the subject parcel; the owner and Applicant had already agreed to allow overflow parking to use the parking area used by the apartment development directly North should the need arise.

Mr. Borer made a motion to approve the Variances as requested, with the condition recommended by staff. Mr. Sanger seconded, and the motion passed 3 - 0.

The Board wished the Applicant success in his new business venture and he exited the hearing room.

Planning Director's Report:

Mr. Dennis presented the Director's Report, informing the Board members of upcoming Dockets on the agenda for the November 9, 2011 Planning Commission meeting. Mr. Borer indicated his concern regarding Docket SU-08-10A. Mr. Dennis indicated that the Board would meet again in December concerning a height Variance.

The meeting was adjourned at 6:50 p.m.



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

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Carlos De La Torre, P.E., Director

MEMORANDUM

TO: District 1 Board of Adjustment
FROM: Keith Dennis, Senior Planner
For: Michael Turisk, Interim Planning Director
SUBJECT: Docket BA1-11-08 (Bays)
DATE: December 13, 2011, for the December 21, 2011 Meeting

APPLICATION FOR VARIANCES

Docket BA1-11-08 (Bays): The Applicant is requesting a Variance to Section 704.02 of the Zoning Regulations, which allows for a maximum height of 20 feet for accessory structures. The Applicant seeks to construct an accessory boat and RV storage garage, with a proposed height of 26 feet.

The subject parcel (Parcel # 105-18-010T) is located at 2055 E. Yaqui Street in Sierra Vista, AZ. The Applicant is Paul Randall Bays.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Size: 2.36 Acres
Zoning: TR-36 (Residential, 1 dwelling per 36,000 square feet)
Growth Area: Category A Urban Growth Area
Plan Designation: NC – Neighborhood Conservation
Area Plan: Sierra Vista Sub-Watershed
Existing Uses: Single Family Residential
Proposed Uses: Addition of Accessory Boat and RV Storage Garage

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	TR-36	Single Family Residential
South	TR-36	Single Family Residential
East	TR-36	Single Family Residential
West	TR-36	Single Family Residential

II. PARCEL HISTORY

2008 – Permit issued for a 4,434 square-foot home, with patio, septic, and garage; the property was sold before the home was completed.

2009 (May) – Permit to finish the house was issued to purchaser of home.

2009 (July) – Remodeling permit issued. The home was then sold again.

2011 – Current owner and Applicant Paul Randall Bays applied for permit to construct an 1,840 square foot garage. Applicant was informed of the need for a height Variance in order to proceed.

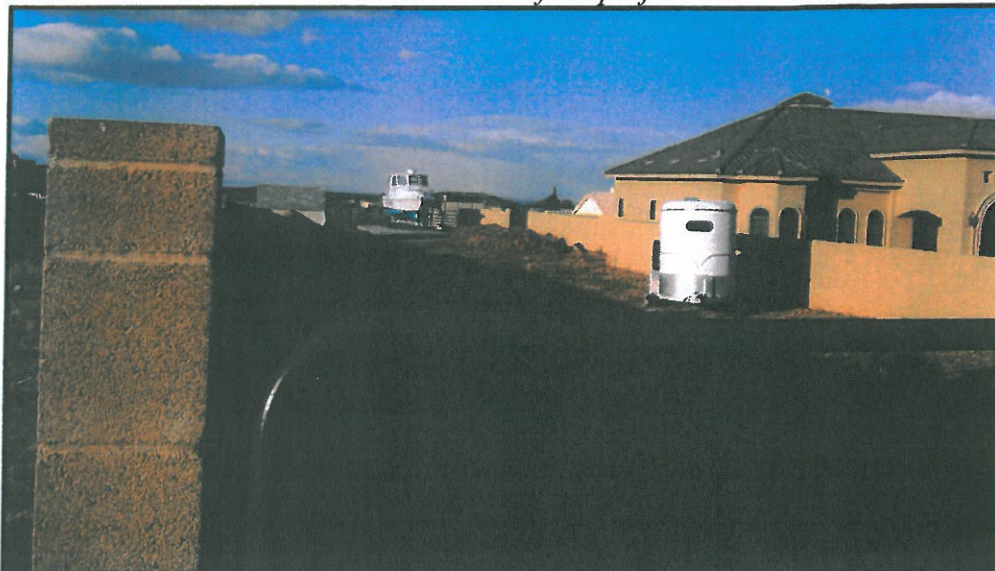
III. PROJECT DESCRIPTION

The Applicant, Paul Bays, intends to construct a wood-framed garage, in which to store his RV and boat (See Attachment C – Site Plan and Building Elevations). The building would have an attic for extra storage, and is proposed at a height of 26 feet. Section 704.02 of the Zoning Regulations prescribes a maximum height of 30 feet for principal structures such as the existing home (which is 28 feet tall). Accessory structures, however, are limited to a height of 20 feet, unless a Variance is obtained.



Above: Northward view of the Applicant's residence on Yaqui Drive.

Below: view of the project site.



IV. ANALYSIS OF IMPACTS

If the Board allows the Variance, the Applicant will construct a garage that is, in the most strict technical sense, “subordinate” in height (26 feet) to the existing single family residence (28 feet).

During the site visit, staff observed that there are structures, both principal and accessory, on neighboring properties that follow a similar height pattern. Based on staff observation, it would thus appear that the proposed garage would not be dissimilar or out of character with other residential development in the vicinity.

V. PUBLIC COMMENT

The Department sent notices to neighboring property owners within 300 feet. Staff posted the property on December 2, 2011 and advertised the request in the *Bisbee Observer* on December 1, 2011. To date, the Department has received correspondence from three notified neighbors opposing the request. Neighbors' objection is grounded primarily in concern for the appearance of the neighborhood, impairment of views of the Huachuca Mountains, and a concern for possible declining property values.

VI. SUMMARY AND CONCLUSION

Factors in Favor of Approval

1. The nature of residential development in the neighborhood is such that the proposed structure would be marginally in keeping with the character of development in the neighborhood; at 26 feet, the proposed garage would also be subordinate in height to the existing residence (28 feet).

Factors Against Approval

1. The purpose of height standards in the Zoning Regulations is to preserve views and to ensure that accessory structures are subordinate in size to principal structures (which would be the case here);
2. Three neighbors have expressed opposition to the request, citing possible damage to area views, neighborhood character and property value considerations.

VII. RECOMMENDATION

Based on the factors against approval, particularly the objections of neighbors, Staff recommends **denial** of the Variance request.

Sample Motion: *Mr. Chair, I move to approve Docket BA1-11-08, granting the height Variance as requested by the Applicant; the Factors in Favor of approval constituting the Findings of Fact.*

VIII. ATTACHMENTS

- A. Variance Application
- B. Location Map
- C. Site Plan and Building Elevations
- D. Public Comment and Protest Map



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 1

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 1 to grant a variance from the terms of the Cochise County Zoning Regulations as follows:

(Note: Complete all the following items. If necessary, attach additional sheets.)

1. Tax Parcel Number: 105 18 010 T
2. Address of Parcel: 2055 E YAQUI STREET
SIERRA VISTA AZ 85652
3. Area of Parcel (to nearest tenth of an acre): 2.36
4. Zoning district classification of parcel: _____
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it. Residential Home approx 6000 sq ft
2 detached building ① garage & office ② guest house
Home has 18' ceilings and roofline is 28' high

Home next door is 2 story home at least 30' high
Home across street is at least 28' high with same height detached

6. Describe all proposed uses or structures, which are to be placed on the property. RV garage
Proposed structure is for 32' boat w/ Trailer (RV type garage)
Boat & trailer are 15' high. Hence, need 16' ~~door~~ garage door.

Plan is to make new garage match main home.
The boat garage will be lower in height than the house but
about the same as the RV garage across the street

7. State the specific nature of the variance or variances sought, identifying the applicable section or sections of the Cochise County Zoning Regulations.

See Attachment.

Need variance to height of 26'

8. A variance may be granted only when, due to any peculiar situation surrounding a condition of a specific piece of property, including unusual geographic or topographic conditions, strict application of the Zoning Regulations would result in practical difficulties or unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved. (See Section 2103.02 on variances (attached) Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited in #7 above.

9. State why the variance would not cause injury to or impair the rights of surrounding property owners. Identify conditions you propose, if any, to minimize the impact on surrounding properties. It shall be the responsibility of the applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

The surrounding lots are at least 2 acres, hence
no views are blocked. The garage is intended to look
like the main house on the outside, hence it will
appreciate property values

10. List the name and address of all owners of the parcel(s) for which the variance is sought.

PROPERTY OWNER

ADDRESS

Paul Randall Bays / Gina Marie Bays 2055 E YAGUI ST A285210
"Randy"

The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

SIGNATURE OF PETITIONER

ADDRESS

DATE

10/21/11



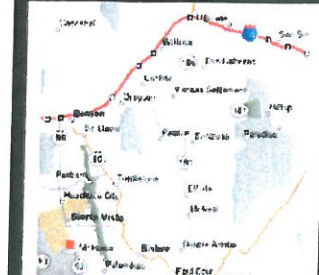
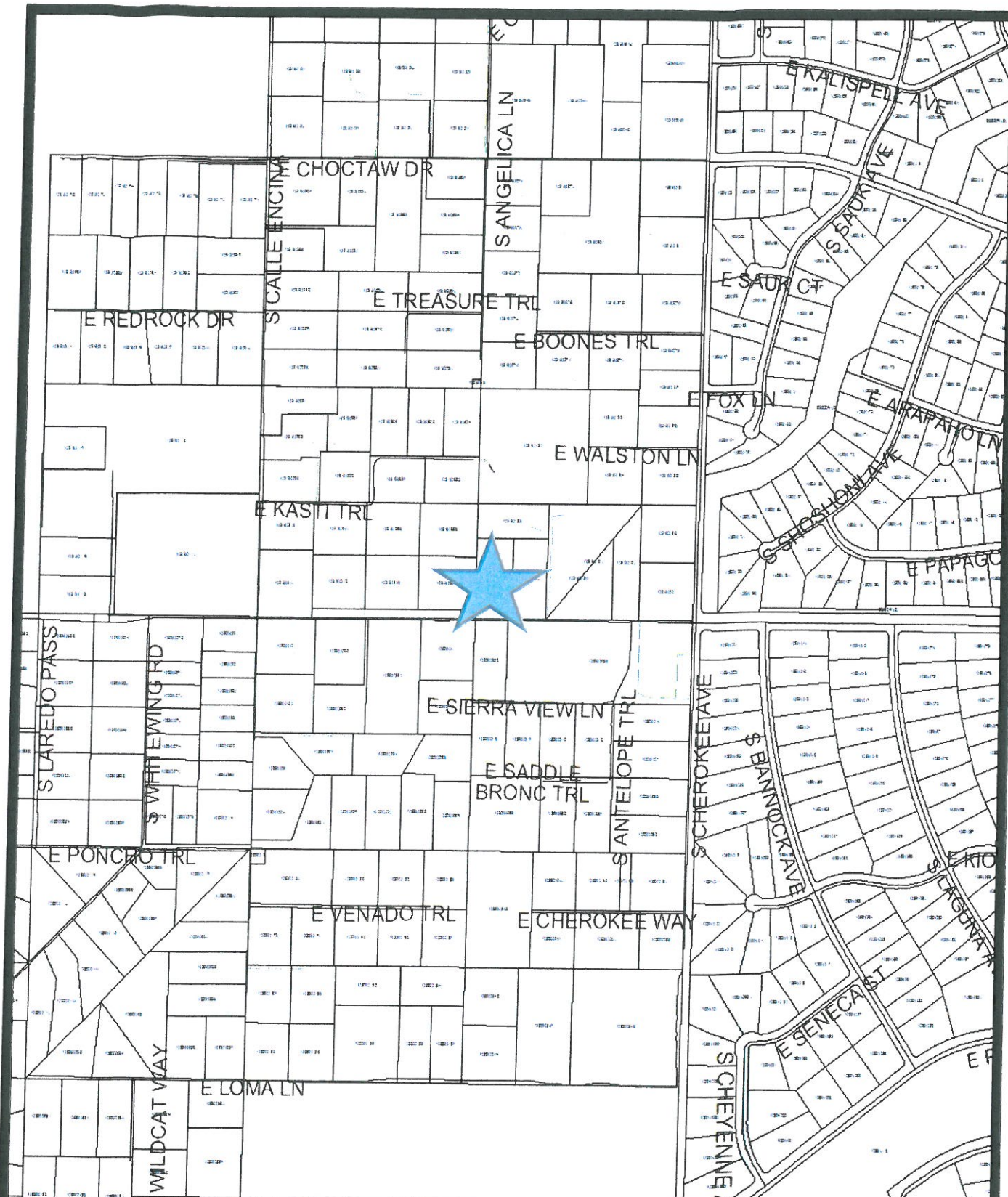
2055 E YAGUI ST

SIERRA VISTA AZ

APPLICANT'S PHONE NUMBER 520 454-2639

APPLICANT'S EMAIL ADDRESS rbays@bayslaw.com

Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Community Development Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.



Docket BA1-11-08 (Bays) Location Map

This map is a product of the
Cochise County GIS



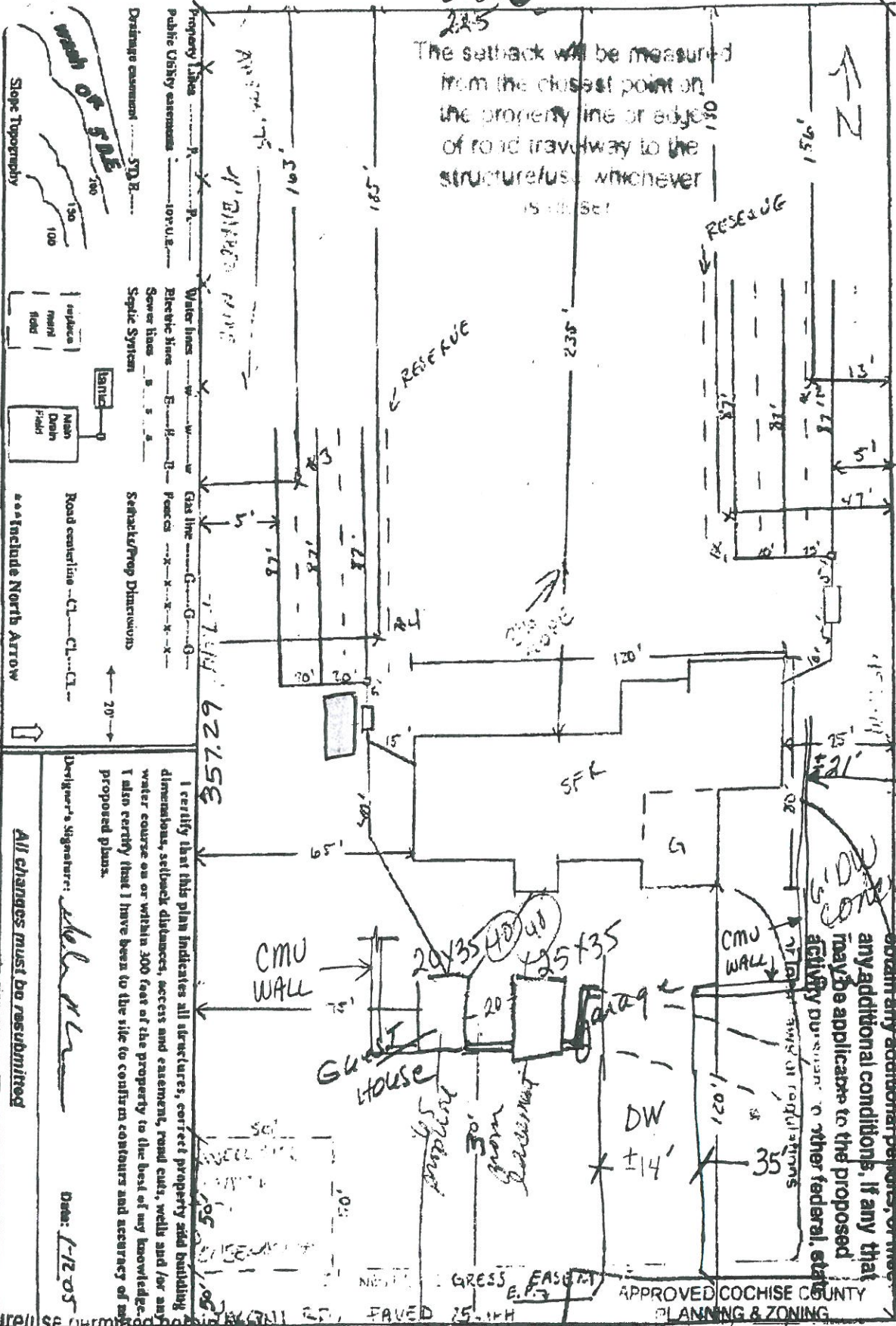
0' 1" = 500'

225

020-316-0303

02

The setback will be measured from the closest point on the property line or edge of road travelway to the structure/ use, whichever is closer.



457.52

NOT DONE + CHANGE LOCATION

It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, if any that may be applicable to the proposed activity pursuant to other federal, state or local regulations.

All changes must be resubmitted

Designer's Signature:

[Signature]

Date: 1-12-05

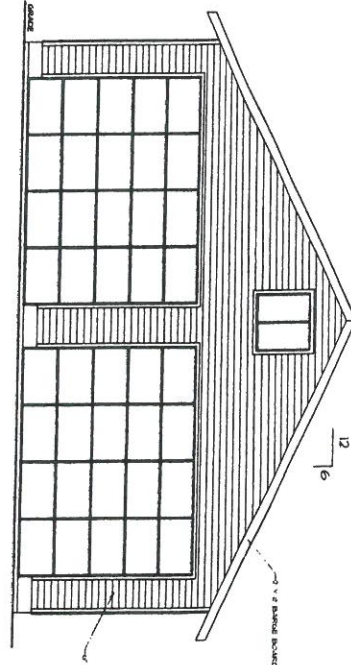
All on-site residential outdoor light fixtures must comply with the "Cochise County Light Pollution Code." For a copy call (520) 432-9240.

APPROVED COCHISE COUNTY PLANNING & ZONING

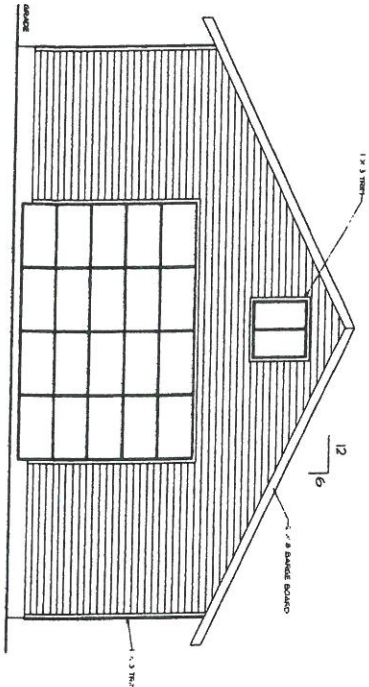
For: SFR 4434 R/W 92046 R/W 101691 R/W Guest house 5000

05/24/05 05/24/05

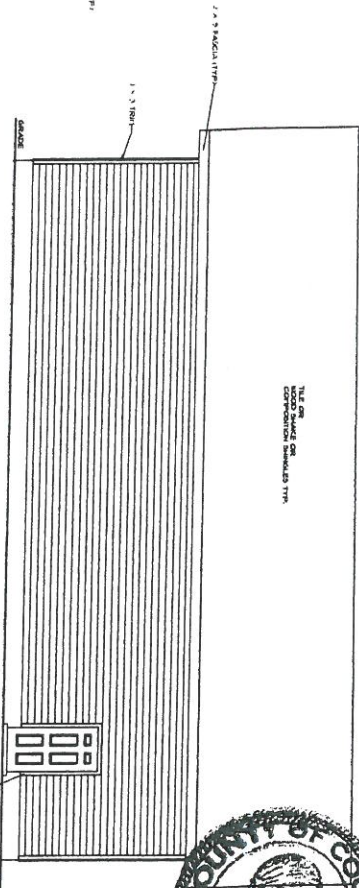
No structure use permitted herein shall limit the rights of the owner of any underlying easements which burden a particular site from utilizing their easement.



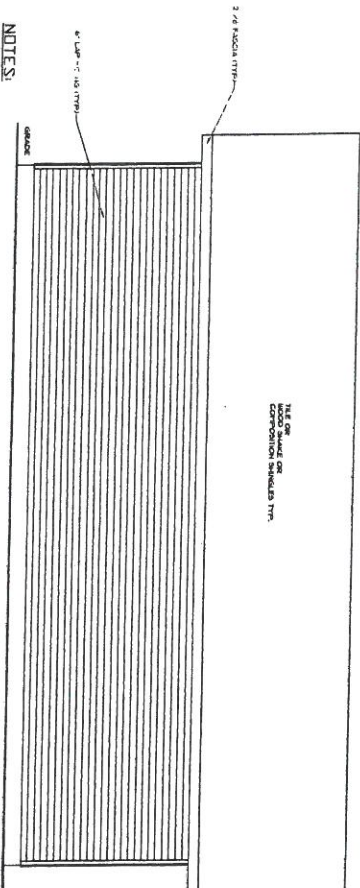
FRONT ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"



LEFT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"

- NOTES:
- 1) ALL ROOF AND SITE WATER TO DRAIN TO STREET
 - 2) ALL WALLING TO BE IN COMPLIANCE W/ 2009 IRC
 - 3) SHEET WALLING TO BE: 4" X 12" ON EDGE
 - 4) EXPOSED PLUMBING AT ROOF OVERHANG TO BE 2" X 4" ON CENTER



PH # (509) 276-3800 FX # (509) 276-5426 E-MAIL - info@greathousedesign.net (Copyright Great House Design)

"IF YOU CAN DREAM IT, WE CAN DESIGN IT."

ELEVATIONS

"IF YOU CAN DREAM IT, WE CAN DESIGN IT."

Great House Design

25115 N. Aspen Grove Lane
Colbert, Washington 99005
website - www.greathousedesign.net

NEW HOME FOR:

Date: _____
Scale: 1/4"=1'-0"
Job: 4019
Sheet: 2
Of 6 Sheets

REVISIONS: 01
BY: _____

December 9, 2011

Michael & Nancy Thornburg
2101 E Yaqui St
Sierra Vista, AZ 85650

Community Development Department
Planning, Zoning, and Building Safety
ATTN: Mr. Keith Dennis
1415 Melody Lane
Bisbee, AZ 85603

SUBJECT: Opposition to Requested Variance Regarding Docket BA1-11-08 (Bays)

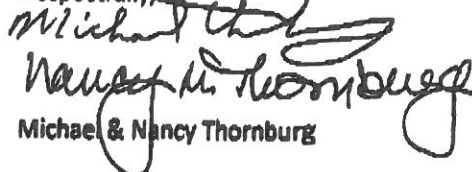
We are writing to voice our strong opposition to the requested variance for parcel # 105-18-010T to Section 704.02 of the Zoning regulations to construct an accessory boat and RV storage garage at a proposed height of 26 feet, six feet above the allowed maximum height. This variance has been requested for 2055 E Yaqui St, Sierra Vista, AZ by Mr. Paul R. Bays. We understand that this issue will be discussed at the next regular meeting of the Cochise County Board of Adjustment, District 1 on December 21, 2011 at 4001 E Foothills Drive, Sierra Vista, AZ. At this time, we are unable to attend due to a scheduled business trip out of state. If our schedule should change, we will attend.

We own parcel # 105-18-010S, directly North of Mr. Bay's property, and do not support a variance that would allow such a tall structure to be built adjacent to our property. A structure of this commercial size/scope will affect our property values and the value for any future property owner. Furthermore, a structure 26' tall will adversely affect our scenic view and the general appearance of the neighborhood.

If a variance is authorized, it will negatively affect (and largely block) our view of Ramsey Canyon and the Huachuca mountains. We often sit out in the mornings and evenings looking up at Ramsey Canyon, the waterfall, and the changing mountain foliage. Similarly, we enjoy looking at the Huachuca Mountains when they are silhouetted by the moon – it is a beautiful sight! If a light were to be placed on the structure, it would be as offensive as street lights – which we don't chose to have in this area so we can enjoy our star-lit night sky. Once robbed of the scenic view, and with a tall structure (more befitting a commercially zoned area) the price which we could one day sell our property would plummet, and create another hardship on me and my family. If a structure of this height is needed for storage, a then perhaps the items should be stored in a commercial facility where they wouldn't negatively impact this neighborhoods' scenic views and residential flavor.

When we first moved into this area, almost 17 years ago, there was an issue with lights which had been erected on a nearby church-owned baseball field. Because the lights were very high (effecting the view of many), and causing light pollution throughout the area, the lights and poles were removed for the good of the neighborhood. Similarly, it is our hope that you will not approve this variance.

Respectfully,


Michael & Nancy Thornburg

Variance: Docket BA1-11-08 (Bays)

☐ YES, I SUPPORT THIS REQUEST

Please state your reasons:

☒ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

THE PROPOSED HEIGHT OF 26 FEET IS EQUIVALENT TO A 2-STORY BUILDING. A STRUCTURE OF THIS HEIGHT WILL NEGATIVELY AFFECT MY SCENIC VIEW OF THE HUACHUCA MOUNTAINS, AND THE APPEARANCE OF THE NEIGHBORHOOD. A STRUCTURE OF THIS SIZE IS MORE FITTING IN A COMMERCIAL ZONED AREA. ALSO THIS STRUCTURE COULD AFFECT THE PROPERTY VALUES OF THE AREA.

(Attach additional sheets, if necessary)

PRINT NAME(S):

WALTER E WAGNER JR.

SIGNATURE(S):

Walter E Wagner Jr

YOUR TAX PARCEL NUMBER: 10518010A (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment District 1. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. To ensure adequate review time by members of the Board, this form is due to our Department by Monday, December 12, 2011

RETURN TO: Keith Dennis

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

10 December 2011

Richard & Debbie Laszok
1987 Yaqui St
Sierra Vista, AZ 85650

Community Development Department
Planning, Zoning, and Building Safety
ATTN: Mr. Keith Dennis
1415 Melody Lane
Bisbee, AZ 85603

SUBJECT: Opposition to Requested Variance Regarding Docket BA1-11-08 (Bays)

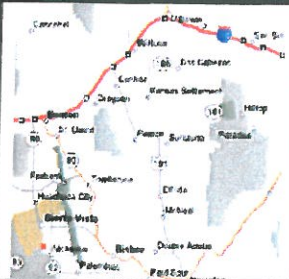
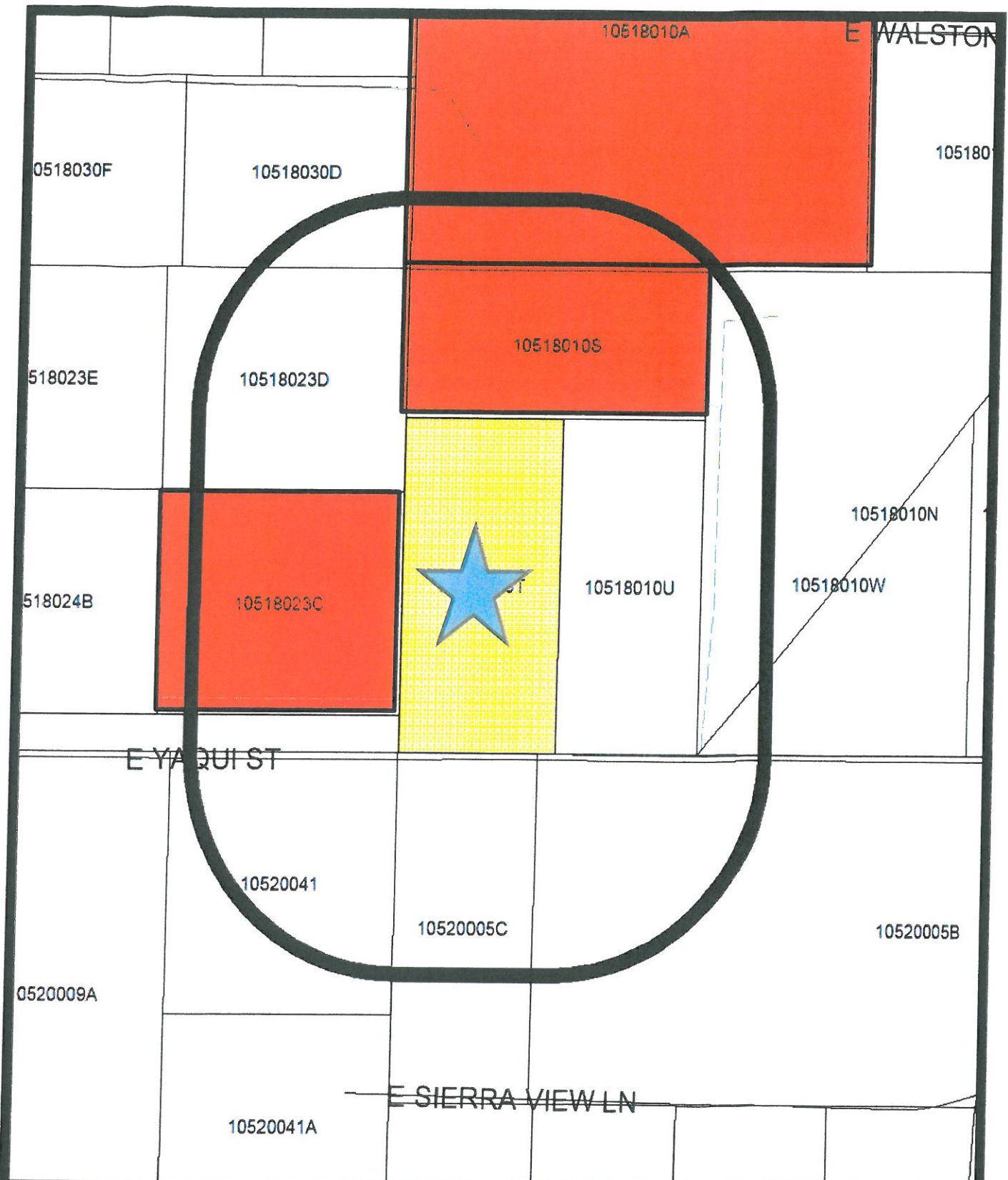
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We own the parcel directly to the west of Mr. Bay's property. We think a structure of this commercial size/scope will probably affect our property values and the value for any future property owner. Furthermore, we think a structure 26' tall will negatively affect the appearance of the neighborhood in general. We plan on attending the meeting to resolve this issue in an amiable manner. The Bays have been wonderful neighbors and we do not want to negatively impact our relationship.

Respectfully,



Richard & Debbie Laszok



BA1-11-08
(Bays)
Protest Map

This map is a product of the
Cochise County GIS

